

# VILLA POINTE OF QUARRY BLUFF, SECTION 1 A PARTIAL RE-PLAT OF QUARRY BLUFF ESTATES (AS SHOWN IN PLAT BOOK 12, PAGE 88)

201707666 PLAT \$20.00  
05/08/2017 10:52:02A 1 PGS  
Zachary Payne  
Clark County Recorder IN  
Recorded as Presented

201707803 PLAT \$0.00  
05/09/2017 01:31:51P 1 PGS  
Zachary Payne  
Clark County Recorder IN  
Recorded as Presented

17x9 CURVE TABLE

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C2	25'	39.2'	35.31'	S 62°21'10" W
C5	180'	41.09'	41'	S 11°05'36" W
C6	180'	2.96'	2.96'	S 04°04'57" W
C7	30'	19.05'	18.73'	S 14°34'31" E
C8	80'	82.4'	78.8'	S 62°16'15" E
C9	75'	27.82'	27.66'	N 64°48'22" E
C10	25'	13.24'	13.09'	N 17°30'10" E
C11	170'	28.66'	28.62'	S 7°09'02" W
C13	130.02'	22.96'	22.93'	S 06°56'08" W
C14	17'	19.2'	18.19'	S 30°29'25" E
C15	75'	64.02'	62.1'	S 38°23'11" E
C16	75'	191.39'	143.53'	S 59°10'27" W
C17	20'	30.89'	27.91'	N 11°31'36" E
C18	75'	47.32'	46.54'	S 14°38'39" E
C19	25'	31.33'	29.32'	N 32°28'12" W
C20	120'	29.47'	29.4'	N 61°20'05" W
C21	120'	45.1'	44.84'	N 43°31'52" W
C22	70'	44.45'	43.7'	N 14°34'31" W
C23	220'	2.96'	2.96'	N 03°59'49" E
C24	220'	50.88'	50.76'	N 11°00'28" E
C25	25'	38.61'	34.89'	S 28°29' E

## DESCRIPTION

Being a part of Survey No. 17 of the Illinois Grant in Utica Township of Clark County, Indiana and being further described as follows:

Beginning at a stone on the west corner of said Survey No. 17; Thence along the line dividing Surveys No. 17 and 25, N 54°20'50" E, 728.73 feet to the southern most corner of Survey No. 26; Thence along line dividing Surveys No. 17 and 26, N 54°23'05" E, 2387.84 feet; Thence leaving said dividing line, S 35°36'55" E, 1890.68 feet to the TRUE PLACE OF BEGINNING:

Thence S 61°41'31" E 364.65 feet to a west line of Commons Area "E" of Quarry Bluff Estates, Section E, as shown in Plat Book 14, Page 44 of said county records;

Thence S 29°25'36" W, along a line of said Commons Area, 87.95 feet; Thence S 14°48'35" W, along a line of said Commons Area, 129.88 feet; Thence S 4°54'49" W, along a line of said Commons Area, 143.33 feet; Thence S 28°39'59" E, along a line of said Commons Area, 28.37 feet; Thence S 45°50'50" E, along a line of said Commons Area, 47.26 feet; Thence S 44°17'04" E, along a line of said Commons Area, 90.34 feet; Thence S 27°14'21" W, 49.39 feet; Thence 191.39 feet along the arc of a 75 foot radius curve (concave northeasterly) with a chord bearing S 59°10'27" W, 143.53 feet; Thence S 55°46'22" W, 81.01 feet; Thence N 28°47'47" W, 17.58 feet; Thence N 62°29'35" W, 68.12 feet; Thence N 42°58'02" W, 94.83 feet; Thence N 32°45'48" W, 55 feet; Thence N 14°34'39" W, 118.62 feet; Thence N 03°36'47" E, 245.56 feet; Thence N 72°57'21" W, 19.81 feet; Thence N 17°16'25" E, 120.12 feet; Thence N 72°43'35" W, 18.23 feet; Thence N 17°16'25" E, 162.44 feet to the TRUE PLACE OF BEGINNING.

Containing 5.09 acres and being subject to all easements of record.

DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

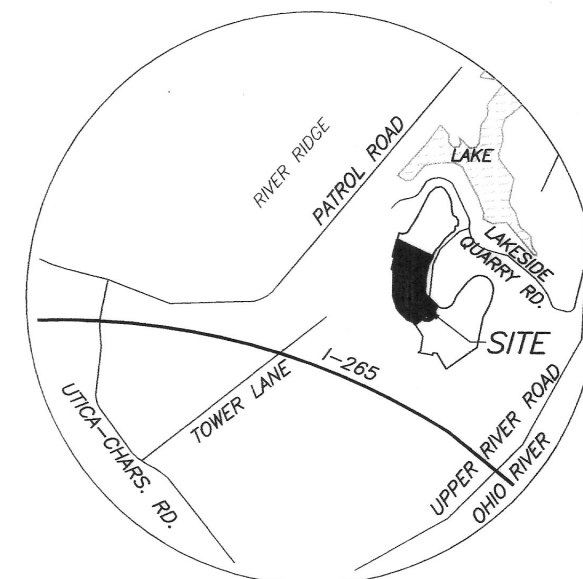
DULY ENTERED FOR TAXATION  
SUBJECT TO FINAL ACCEPTANCE  
FOR TRANSFER

MAY 09 2017

MAY 09 2017

## NOTES:

- (1) Title examination may reveal other easements and/or Rights of ways not shown hereon.
- (2) All lot corners shall be monumented with 5/8"x24" steel pins with plastic caps. Unless rock refusal is met in which case an alternate monument shall be used in accordance with Title 865, IAC 1.1-12.
- (3) The basis of bearings for this plat are grid per the Indiana State Plane Coordinate System, East zone, by G.P.S. observations.
- (4) No structures, fences, or landscaping to be installed in utility, sanitary, or drainage easements.
- (5) This property is located in flood Zone "X" (non shaded), according to flood map #18019C0285E, dated 16 April, 2014.



VICINITY MAP  
(no scale)

## COMMISSION CERTIFICATE

UNDER AUTHORITY PROVIDED BY THE INDIANA CODE TITLE 36, ARTICLE 7, CHAPTERS 1 TO 16, ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF INDIANA AND ALL ACTS AMENDATORY THERETO, THIS PLAT WAS GIVEN APPROVAL BY THE PLAN COMMISSION OF THE TOWN OF UTICA AS FOLLOWS:

ADOPTED BY THE UTICA PLAN COMMISSION AT A MEETING HELD 1/24, 2017.

PRESIDENT

MEMBER

MEMBER

MEMBER

MEMBER

## CERTIFICATE OF DEVELOPER/OWNER AND DEDICATION

THE UNDERSIGNED, MATT TOOLE, MEMBER OF INFINITY HOMES & DEVELOPMENT, LLC, RESIDENT OF CLARK CO., IN, BY THIS CERTIFICATE HEREBY CAUSES THE REAL ESTATE HEREIN DESCRIBED TO BE SUBDIVIDED AND PLATTED INTO LOTS AND STREETS AS SHOWN ON THIS PLAT. THE STREETS AND EASEMENTS AS SHOWN ON SAID PLAT ARE HEREBY DEDICATED TO THE PUBLIC USE FOR THE PURPOSES INDICATED THEREIN: AND THE RESTRICTIONS AS RECORDED IN MISCELLANEOUS DRAWER INSTRUMENT ARE IMPOSED ON EACH AND EVERY LOT WITHIN SAID PLAT AND DECLARED TO BE COVENANTS RUNNING WITH THE LAND. SAID RESTRICTIONS ARE FOR THE BENEFIT OF ALL PERSONS AND CORPORATIONS WHO MAY HEREAFTER HAVE ANY VESTED INTEREST, LEGAL OR EQUITABLE, IN ANY LOT WITHIN SAID PLAT.

IN WITNESS THEREOF, MATT TOOLE, MEMBER OF INFINITY HOMES & DEVELOPMENT, LLC, HAS CAUSED THIS PLAT TO BE MADE AND THIS CERTIFICATE TO BE EXECUTED FOR AND ON HIS BEHALF AND HIS SEAL AFFIXED HERETO THIS 1st DAY OF May, 2017.

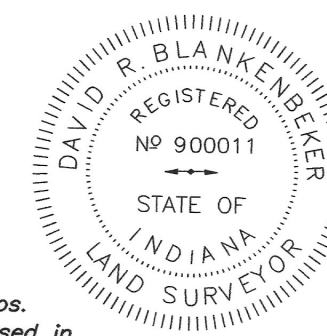
BY: MATT TOOLE MEMBER  
MATT TOOLE, MEMBER OF INFINITY HOMES & DEVELOPMENT, LLC.

## ACKNOWLEDGMENT

COUNTY OF Indiana  
STATE OF Floyd

BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC IN AND FOR THE COUNTY AND STATE, PERSONALLY APPEARED MATT TOOLE AND ACKNOWLEDGES THE EXECUTION OF THE FOREGOING INSTRUMENT AS HIS VOLUNTARY ACT AND DEED, FOR THE PURPOSES THEREIN EXPRESSED. WITNESS MY HAND AND NOTARIAL SEAL THIS 1st DAY OF May, 2017.

COUNTY OF RESIDENCE Floyd  
MY COMMISSION EXPIRES: 7/15/2023



I, David R. Blankenbeker, hereby declare that there are no changes from the matter of survey since the boundary survey recorded in Instrument # 20170244 in accordance with Title 865, IAC 1.1-12 to the best of my knowledge and belief.  
David R. Blankenbeker 11/15/16  
Registered Land Surveyor No. 900011 Date

FILE #J22083-F.DWG

**BLANKENBEKER & SON**  
~ LAND SURVEYORS INC., P.C. ~  
618 E. COURT AVENUE JEFFERSONVILLE, INDIANA  
TELEPHONE (812) 282-4183 P.O. BOX 157 47131-0157  
FAX (812) 282-4197 WWW.BLANKENBEKERANDSON.NET

BY: KAL SCALE: 1"= 60 FEET DATE: 15 NOVEMBER 2016 JOB # 22,083  
DWG # 2384